



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Discuss and approve the revised design and conceptual plan for Roget Park, a 4.64 acre parcel located at 2229 Tienda Drive, as recommended by the Parks and Recreation Commission (PR)

MEETING DATE: January 17, 2007

PREPARED BY: Parks and Recreation Director

RECOMMENDED ACTION: Discuss and approve the revised design and conceptual plan for Roget Park, a 4.64 acre parcel located at 2229 Tienda Drive, as recommended by the Parks and Recreation Commission at its October 3, 2006, meeting.

BACKGROUND INFORMATION: On December 17, 1993, a 4.64 acre parcel located on the north side of Tienda Drive and immediately east of the Target shopping center, was donated by the late Dr. Gordon Boyd Roget to be developed as a "passive use park".

In year 2000, Council directed staff to develop a park design and concept plan for Roget Park. The plan was presented to the Parks and Recreation Commission at its meeting on September 7, 2000. On May 16, 2001, the City Council approved the site master plan, authorized test well drilling on the site, and established a planned bid opening date of June 6, 2001, for Roget Park site improvements. Over the years, adequate funding has not been available to develop the park as planned. Park staff has abated the weeds and removed trash as needed that collects on the property. The property is presently signed "unavailable to public access or public use".

On September 14, 2006, the City received a letter (attached) from Dr. Gordon Bruce Roget in which he expressed concern that the "passive use park" had not been developed. Dr. Roget requested that a park of simple design be developed immediately or that the City consider returning the parcel to the Roget Family Trust.

Considering Dr. Roget's demand letter and the fact that adequate funding is still unavailable to develop the site as previously approved, staff presented the following options to the Parks and Recreation Commission for its review and recommendation on October 3, 2006:

Option #1: Develop a 8.03 acre park in accordance with the Master Plan approved by Lodi City Council on May 16, 2001. The park includes the 4.64 acre parcel donated by Dr. Gordon Roget and the 3.39 acre site purchased by the City. Estimated cost in 2001 dollar values was approximately \$707,280 (rounded), not including street, sidewalks, curb and gutter improvement costs. Considering the fact that the City's impact mitigation fee schedule lists improvement costs

APPROVED: 
Blair King, City Manager

at \$210,000/acre in today's dollars, Roget Park would probably cost about \$1.7 million to build (includes general park and street improvements on 8.03 acres). This plan does not include well drilling as the well potential was deemed inadequate by City of Lodi Public Works and the Master Plan was revised accordingly (see attached Roget Neighborhood Park Conceptual Master Plan Preliminary Alternate A).

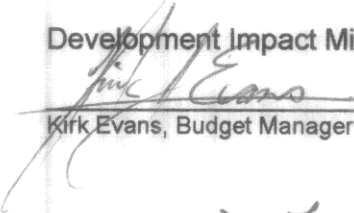
Option #2: Per Dr. Roget's request, develop a more atypical or simple plan. Considering that the park will be accessible to the general public, at least minimal consideration should be given to public safety requirements, American Disability Act ("ADA") accessibility and maintenance issues. Based upon the aforementioned cost premise of \$210,000/acre, staff's "vanilla" plan is estimated to cost approximately \$545,146 in today's dollars. Option #2 assumes surplus the City-owned 3.39 acres abutting the Roget parcel on the west side for sale (see attached Roget Park Tienda Drive Site Plan). The proceeds of any sale could then be used to offset the gross costs of developing the park.


Option #3: Leave parcel in an "as is" condition and deed the 4.64 acre parcel to the Roget Family Trust. Surplus the City-owned 3.39 acres abutting the Roget parcel and the Target center to the west out for potential sale.

Staff presented these options to the Parks and Recreation Commission at its October 3, 2006, meeting. The Commission, acting as an advisory board, determined that Option #2 reflected a design closest to Dr. Roget's request, and recommended that it be forwarded to Council for approval. The Commission also suggested that prior to the January 17, 2007, Council meeting a notice be sent to residents and businesses potentially impacted by the park project informing them of the upcoming public hearing. This was done by letter (attached) on December 14, 2006. The Commission also respectfully requested that the cash proceeds from the adjoining surplus property sale be used to offset any future development costs for Roget Park.

FISCAL IMPACT: If Option #1 is the chosen action, most or all of the Parks and Recreation Impact Fee account would have to be used to complete the project. Option #2 would have a less significant impact on the account. Option #3 would not require the use of any of the approximately \$2.1 million currently in the impact fee account. Money in the account could then be used on another project, perhaps Ed DeBenedetti Park, in its entirety.

FUNDING AVAILABLE: Development Impact Mitigation Fee account


Kirk Evans, Budget Manager


Tony C. Goehring
Parks and Recreation Director

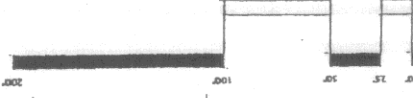
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Attachments

cc: City Attorney
Public Works Director

NORTH

TIENDA DRIVE



Roget Neighborhood Park

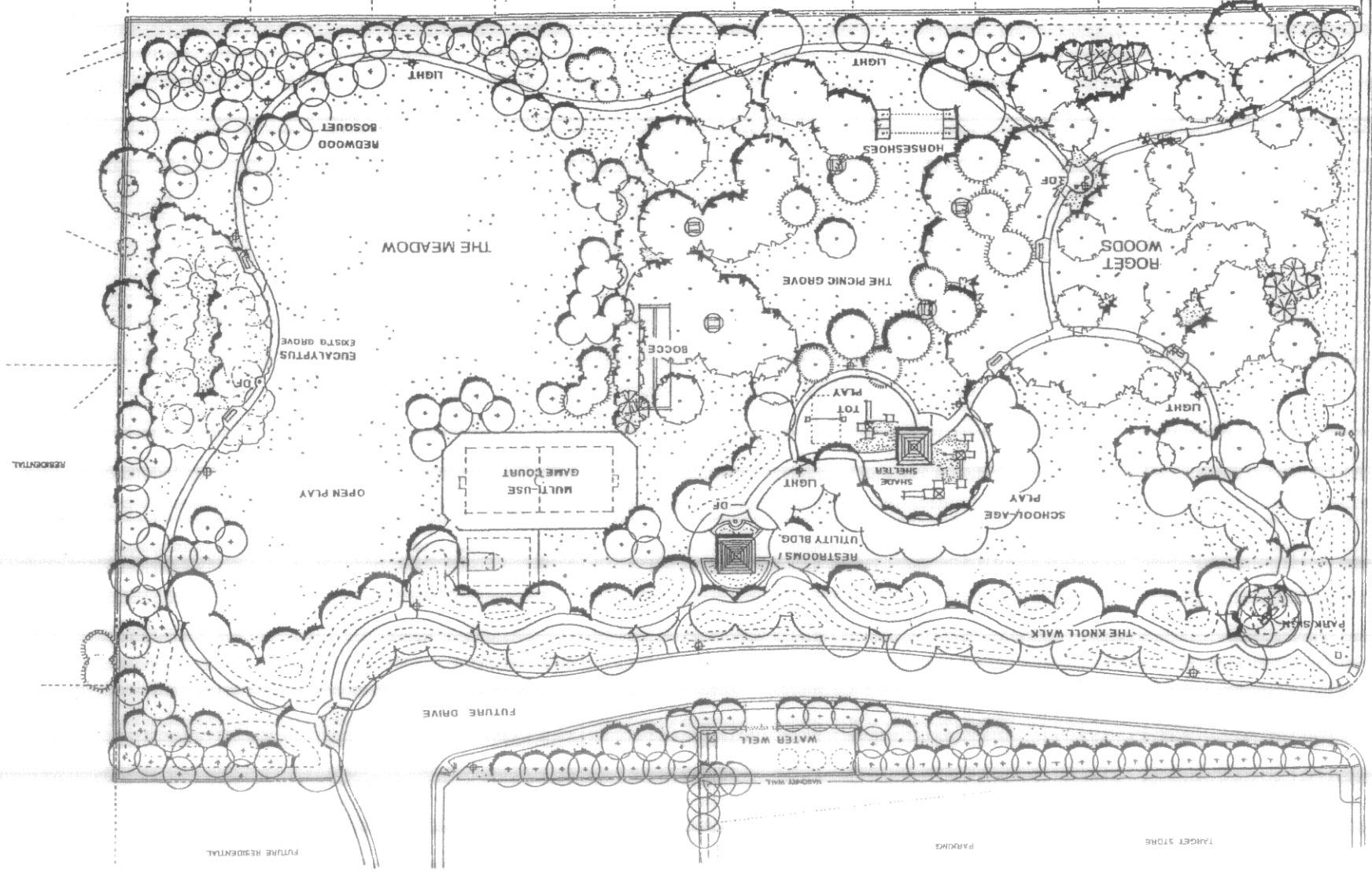
City of Lodi
California
Lawrence A. Nordstrom, ASLA Landscape Architect

PRELIMINARY
ALTERNATE A

CONCEPTUAL
MASTER PLAN

NOVEMBER 2000

City Council
Approved - May 16, 2001



RECORDING REQUESTED BY AND RETURN TO:
LAW OFFICES OF LADON G. BADER
1124 WEST TOKAY STREET
LODI, CALIFORNIA 95240

MAIL TAX STATEMENTS TO:
CITY OF LODI
POST OFFICE BOX 3006
LODI, CALIFORNIA 95241-1910

GIFT DEED

FOR NO CONSIDERATION, NANCY M. ROGET, as Trustee of the ROGET, TRUST, established June 10, 1993, hereby GRANTS to THE CITY OF LODI, A MUNICIPAL CORPORATION, until such time as it shall cease to be used for a park or nature preserve by or for the general public, the following described real property in the City of Lodi, County of San Joaquin, State of California:

The North 780.96 feet of the West 251.00 feet of the East 1260.00 feet of the South one-half of the Southeast one-quarter of Section 10, Township 3 North, Range 6 East, Mount Diablo Base and Meridian, San Joaquin County, California, containing 4.500 acres.
TOGETHER with a right-of-way for roadway purposes over the West 25 feet of the West 251.00 feet of the East 1260.00 feet of the South one-half of the Southeast one-quarter of Section 10, Township 3 North, Range 6 East.

APN: 027-040-16

DATED: 12-17-93

Nancy M. Roget
NANCY M. ROGET, TRUSTEE

STATE OF Minnesota

COUNTY OF Kansas

On 17 day of Dec, 1993, before me, the undersigned
notary public, personally appeared NANCY M. ROGET, TRUSTEE OF THE
ROGET TRUST, ESTABLISHED June 10, 1993, who

[] Personally known to me

[Y] Proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the same.

WITNESS my hand and official seal.

Marnie G. Thompson
NOTARY PUBLIC

Gordon Bruce Roget
510 S. Fairmont Ave.
Lodi, CA 95240
334-4975

September 13, 2006

City of Lodi
Dept. of Parks and Recreation
ATTN: Mr. Tony Goehring
Via fax 209.333.0162

Dear Mr. Goehring:

My father died 14 years ago. He donated a park that was nearly finished, in that he wanted it to be a wild area. Mr. Petersen felt that the parcel was too small for a park, especially if it was not to be developed. Therefore (as I understand it), an essentially equal size parcel of contiguous bare land to the west was acquired from the Dunscomb family. The ensemble was to become Roget Park when money had been raised from fees coming from the Kirst development to the east.


Well, that development is essentially complete and there is still no Roget Park. When I spoke to you approximately two years ago, you told me that there was no money available in the foreseeable future to do anything further about Roget Park.

Now Ed DeBenedetti has called me to inquire about allowing the city to sell the parcel my father donated, and use the money for the Lodi Grape Bowl restoration project. I can assure you that it was my father's intent to donate a park, not donate money to get his name on something.

It's time to make a Park, even if it's not a typical one. You need to take down the No Trespassing signs and put up the one I've attached. Put garbage cans at every corner and arrange for them to be emptied. Inform the Police Department of the change in status of the parcel and ask them to patrol it. Inform your liability carrier if you need to. Continue to take care of it just as you have for the last 14 years, except don't plow under the California Poppies when they come up in the open space in the back.

I have also attached (or will shortly send) a copy of the original grant deed. The terms of the deed have not been met for a day since the grant was made. Should you fail to comply with the above request within 60 days, I will undertake action on behalf of Nancy Roget to have the parcel returned to her. It will make quite a story for the Lodi News Sentinel, I'm sure, and the people of Lodi will be disappointed with your failure to act.

We're serious. Sincerely,


Gordon Roget

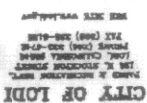
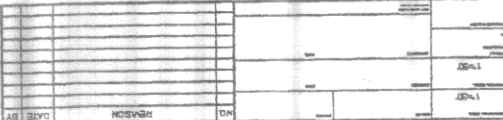
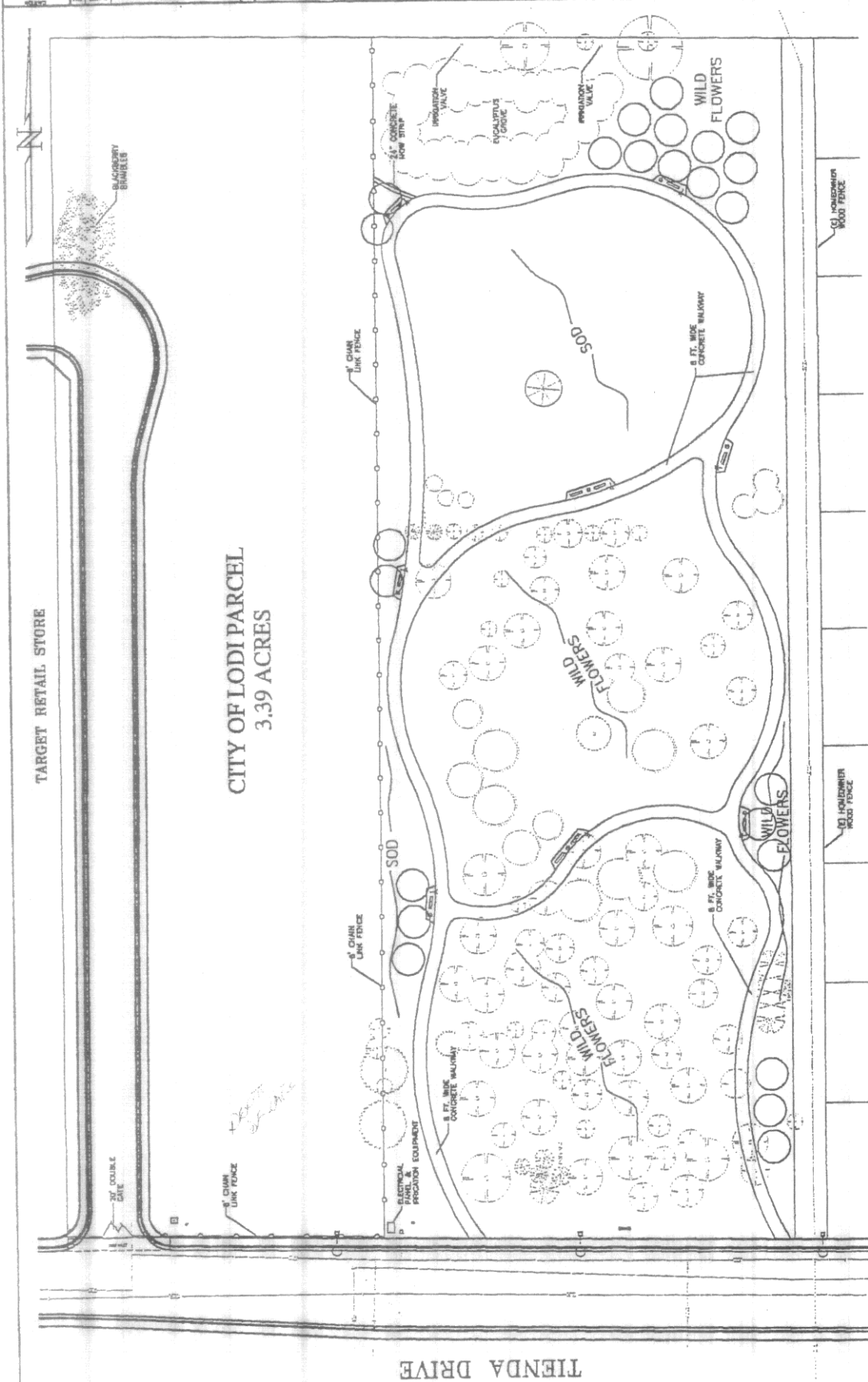
ROGET PARK

Donated by Gordon Boyd Roget, M.D.
(1922 – 1992)

Dr. Roget was a highly decorated World War II veteran who served in Patton's Third Division. He coached Little League Baseball for many years. He was an innovative and progressive OB-GYN. He personally planted the trees in this park in the 1970's with the intention of creating a patch of wilderness within the surrounding development. In keeping with the concept of a wild space, there are no picnic tables or barbecue pits, no cement paths, no baseball diamonds.

PARK RULES

- The park is open 1/2 hour before sunrise to 1/2 hour after sunset.
- Use the park at your own risk. (Branches may fall, ground is uneven).
- Dogs are permitted only if you are equipped to pick up their poop.
- Bring a card table or a barbecue if you want, but "leave no trace".
- No music unless you make it yourself.
- No motorized vehicles, no horses. Bicycles are ok.
- If the trash cans are full, take your trash home.

[illegible]

ROGET PARK - PROPOSED SITE PLAN

ROGET PARK (4.64 ACRES)
ENGINEER'S ESTIMATE -
SEPTEMBER 19, 2006

ITEMS	DESCRIPTION	UNIT	EST'D QTY	UNIT PRICE	TOTAL PRICE
01.	Clearing & Grubbing	SF	202,118	.05	10,105.90
02.	Tree Trimming & Removal	LS			30,000.00
03.	Grading (Rough & Finish)	SF	202,118	.10	20,211.80
04.	Dust Control	LS			3,500.00
05.	Walkway Compaction	SF	15,600	.40	6,240.00
06.	3 Inch Backflow Device	EA	1	3,750.00	3,750.00
07.	100 AMP Metered Panel w/ Enclosure and Underground Electrical Service	LS			12,000.00
08.	Park Lighting Conduit & Conductor	LF	2,500	12.50	31,250.00
09.	Park Light Poles & Fixtures	EA	8	3,250.00	26,000.00
10.	6FT Chain Link Fence	LF	940	13.00	12,220.00
11.	6FT x 20FT Double Gate	EA	1	2,200.00	2,200.00
12.	8FT Wide Concrete Pathway	SF	15,600	5.50	85,800.00
13.	Automatic Irrigation System	SF	63,500	.65	41,275.00
14.	Maxicom Equipment w/ Nextel Connect	LS			30,500.00
15.	Soil Amendments	LBS	12,600	4.00	50,400.00
16.	Hydro-Seed (Wild Flower Mix)	SF	117,000	.52	60,840.00
17.	Sod	SF	63,500	.37	23,495.00
18.	Park Sign	EA	1	6,000.00	6,000.00
19.	Park Rule Signs w/ Posts	EA	6	275.00	1,650.00
20.	8FT Park Benches	EA	10	1,050.00	10,500.00
21.	Trash Receptacles	EA	8	1,050.00	8,400.00
22.	15 Gallon Trees	EA	30	125.00	3,750.00
23.	Storm Water Prevention Program	LS			5,000.00
24.	Construction Staking	LS			10,500.00

Sub-Total: 495,587.70
10% Contingency: 49,558.77

Project Total: \$545,146.47

CITY OF LODI



CITY HALL, 221 WEST PINE STREET / P.O. BOX 3006
LODI, CALIFORNIA 95241-1910

December 14, 2006

Dear Roget Park Neighbors:

The Parks and Recreation Department staff would like to update you on the 4.64 acre parcel on the north side of Tienda Drive and immediately east of the Target shopping center known as Roget Park. As you may know, this property was donated by the late Dr. Gordon Boyd Roget and was dedicated to the City on December 17, 1993. In 2000, the City Council directed staff to develop a park design and conceptual plan. That plan was presented to the Parks and Recreation Commission at its meeting on September 7, 2000. On May 16, 2001, the City Council approved the site master plan, authorized test well drilling on the site, and established a planned bid opening date of June 6, 2001, for the Roget Park site improvements.

Unfortunately, to date, adequate funding has not been available to develop the park as planned. Park staff attempts to abate weeds and remove trash that collects on the property. The property is signed "unavailable to public access or public use".

On September 14, 2006, the Department received a letter from Dr. Gordon Bruce Roget in which he expressed his concerns that the "passive use park" has gone undeveloped. Dr. Roget requested that a park of simple design be developed immediately.

On October 3, 2006, Parks and Recreation staff presented development options to the Parks and Recreation Commission related to Roget Park. Option #1 is to develop the park in accordance with the Master Plan approved by Lodi City Council on May 16, 2001, at a cost of approximately \$1.7 million. Option #2 reflects a design closer to Dr. Roget's request. Staff also included requirements for public safety requirements, ADA accessibility, and maintenance issues with a cost of approximately \$550,000.

BLAIR KING, City Manager

RANDI JOHL, City Clerk

D. STEPHEN SCHWABAUER,
City Attorney

TONY C. GOEHRING,
Parks and Recreation Director

CITY COUNCIL

BOB JOHNSON, Mayor

JOANNE MOUNCE,
Mayor Pro Tempore

LARRY D. HANSEN

SUSAN HITCHCOCK

PHIL KATZAKIAN

The Parks and Recreation Commission, acting as an advisory board, made the recommendation to forward Option #2 to Council for its approval. Staff will move the plan forward according to the following schedule.

January 17, 2007	Concept plan goes to Council
March 2007	Bid package to Council for approval
April 2007	Bid opening
May 2007	Award contract
August 2007	Park completed with limited amenities

We have provided you a copy of the plan for your review. We invite you to contact our office with comments or attend the January 17, 2007, Council meeting to present your comments in person.

The City Council will be asked to either decide to move forward with the recommended option, proceed with the previously approved plan, or give the property back to the Roget family.

We look forward to your comments on this matter.

Sincerely,

Steve Dutra
Park Superintendent

SD:tl

Enclosure

December 26, 2006

Steve Dutra, Park Superintendent
City Of Lodi
City Hall
221 West Pine Street
Lodi, CA 95241

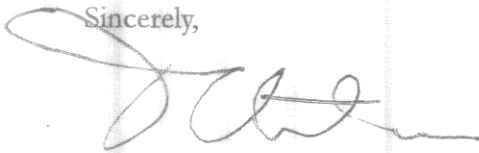
Dear Mr. Dutra,

My wife and I are relatively new residents of Lodi and truly enjoy living here. In our opinion the one thing lacking in our neighborhood is a usable park.

We are strongly in favor of improvements to the Roget Park area. This over 4 ½ acre parcel on Tienda Drive would provide a pleasant, convenient outside environment for picnics, recreation or merely a leisurely walk. It would draw from the single family home areas as well as the retirement home complexes nearby. Without needed improvements it is at best a wasted space or at worst a magnet for unwanted activities.

A park of 'simple design', as Dr. Roget requested, with sufficient lighting would be adequate and, I believe, a good addition to an already good neighborhood. Please accept this letter as an indication that we are highly in favor of developing the Roget Park area to its potential.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Richard L. Christie', with a stylized, flowing script.

Richard L. Christie
2015 Bern Way
Lodi, Ca 95242



MEMORANDUM, City of Lodi, Community Development Department

K-2

To: Parks and Recreation Director
From: Community Development Department
Date: 1-16-2007
Subject: Discussion on Future Roget Park Development

The Community Development Department has compiled demographic data on the area surrounding the future Roget Park site on Tienda Drive. We utilized data from the 2000 U.S. Census, the last reliable information we have at our disposal. We looked at two census blocks closest to the park site. The two census blocks extend from Kettleman Lane on the south to Lodi Ave. on the north and from Lower Sacramento Road on the west to the WID/Mills Ave. on the east.

For comparison purposes we also collected the same data from the area surrounding Century Meadows Park, a new park located in the southwest corner of the City on Lexington Way, one block east of Mills Ave. and two blocks north of Harney Lane. Because this area was only partially developed at the time of the 2000 Census count, we had to extrapolate the information using available data from a sample of the area that was actually counted. The area we looked at was from Century Blvd. on the north to Harney Lane on the south and from Lower Sacramento Road on the west to the WID canal on the east.

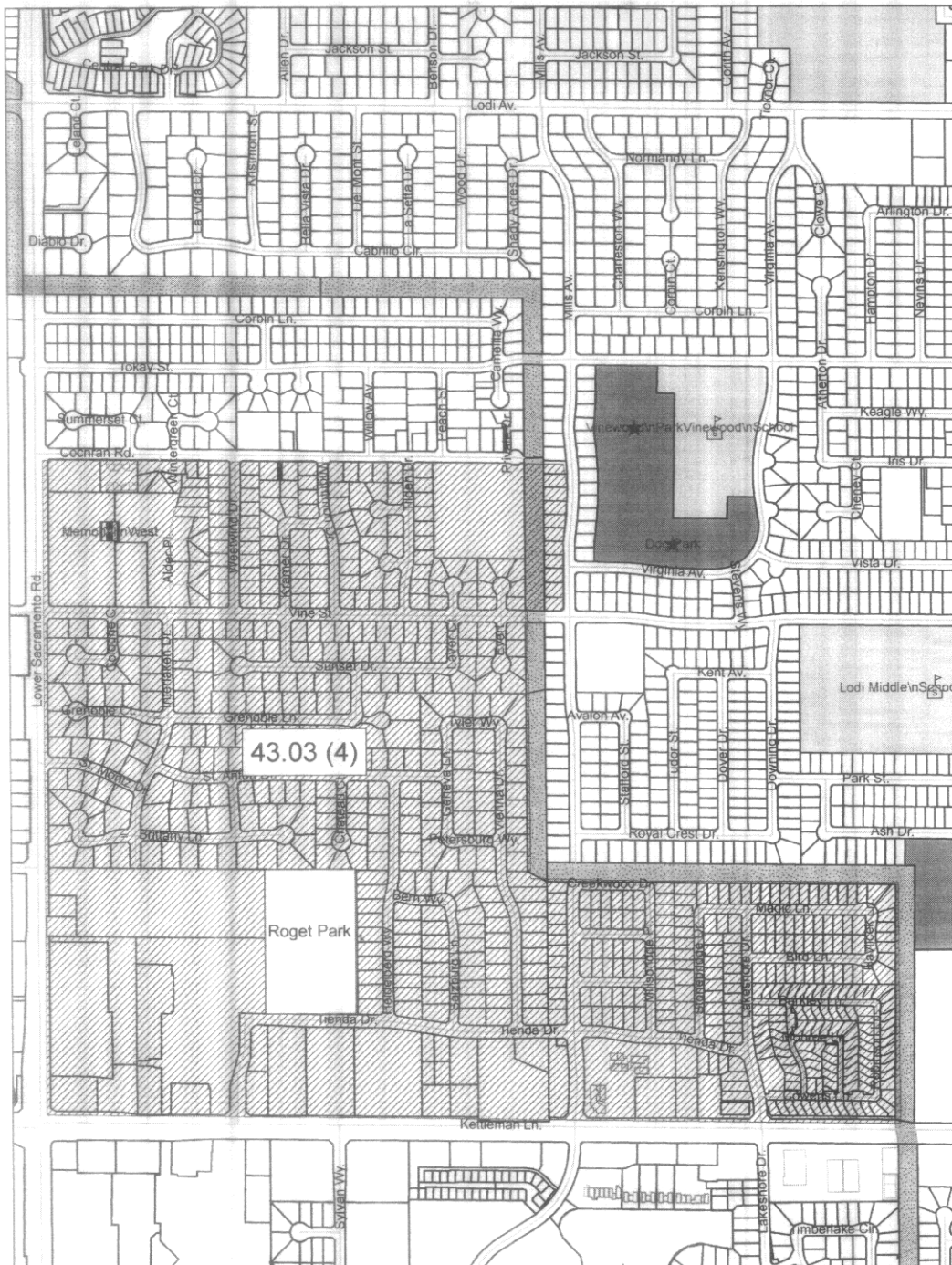
We looked at the following data:

- Total population
- Median age
- % of population under 5 years of age
- % of population under 18 years of age
- % of population over 65 years of age
- Total housing units

The census block in the area of Roget Park has the following demographic characteristics:

Census Tract 43.03	Block 4
Total population	1208
Median Age	45.8 years
% of population under age of 5 years	3.3%
% of population under age of 18 years	22.4%
% of population over age of 65 years	19.4%
Total housing units	519 units

**It should be noted that this information has changed somewhat since the year 2000 due to the construction of additional unit along Tienda Drive and in the eastern portion of this area between the years 2000 to 2006.*



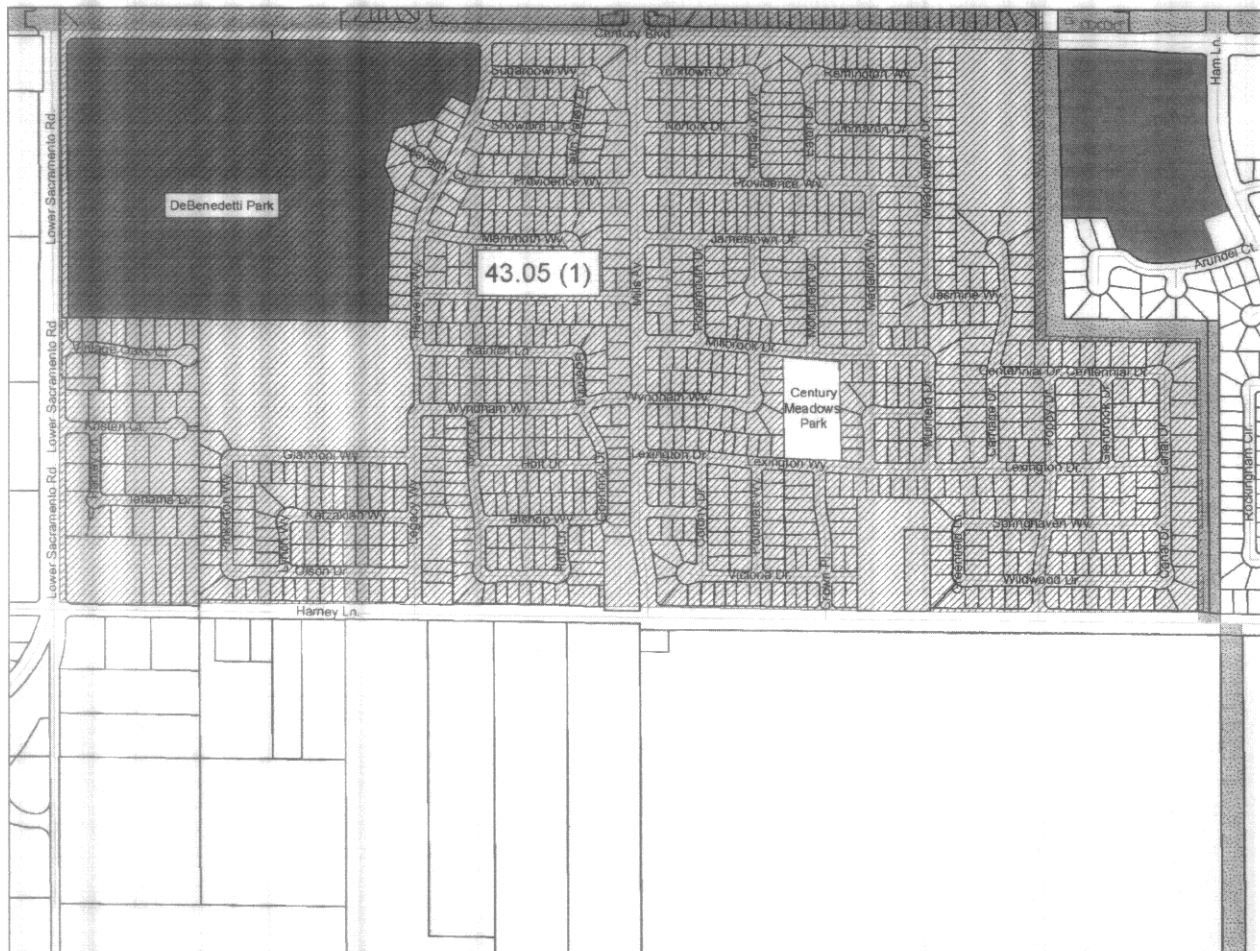
As a comparison, the area surrounding Century Meadows Park has the following demographic characteristics. As previously stated, the data had to be estimated because the area is so new and was only partially developed during the 2000 Census. We feel that the general demographic characteristics listed are reflective of the area.

Census Tract 43.05, Block Group 2 (portion)

Total population	2980*
Median age	32.13*
% of population under age of 5 years	14.13%*

% of population under age of 18 years	34.85%*
% of population over the age of 65 years	5.2%*
Total housing units	914*

**The information for the total area was extrapolated using a sample of the area that was constructed and occupied at the time of the 2000 Census.*



Generally, the area surrounding Roget Park has a higher median age; a significantly smaller percentage of younger people, both under the age of 5 years and 18 years; and a significantly higher percentage of persons over 65 years of age. This is partially a result of a large retirement complex located just across the street on Tienda Drive. Additionally, some of the subdivisions in this area were built a number of years ago so many of the families may have children that are already beyond school age.

Conversely, the area surrounding Century Meadows Park is generally younger and has significantly fewer persons over the age of 65 years. This is probably because these are new subdivisions that are most likely to attract young families with young children. The area is also attractive to people with children because of Larson Elementary School which was recently constructed and open for classes and is located in this neighborhood.

K-2

From: John E. Johnson, CFA [mailto:john@johnejohnson.com]

Sent: Wednesday, January 17, 2007 10:40 AM

To: Randi Johl; Susan Hitchcock; Bob Johnson; JoAnne Mounce; Phil Katzakian; Larry Hansen

Subject: Roget Park

\$545,000 for Roget Park. Please take a hard look at this and ask if we need it. I don't think we do. There are better uses for \$545K. It can be used to help the Grape Bowl or DeBenedetti.

John

John E. Johnson, CFA
JOHN E. JOHNSON, LLC
106 S. Orange Avenue
Lodi, California 95240
Phone: (209) 369-1451
Fax: (209) 369-3032
www.johnejohnson.com

PROPOSED ROGET PARK PLAN

Proposed Roget Park – Two parcels totaling 8.03 acres, located at 2229 Tienda Drive and east of the Target shopping center

- Roget Parcel: 4.64 acres
- City Parcel: 3.39 acres

Chronology of Events

- December 17, 1993: 4.64 acre site donated by the late Dr. Gordon Boyd Roget
- Year 2000: Council directed staff to develop a park design
- September 7, 2000: Park design presented to Parks & Recreation Commission
- May 16, 2001: Council approved site master plan for an 8.03 acre park
- September 14, 2006: City received and reviewed letter from Dr. Gordon Bruce Roget
- October 3, 2006: Parks & Recreation staff presented the “Vanilla” plan to its Commission and offered three (3) options of pursuit
- December 14, 2006: Letters mailed to potentially effected residents and businesses notifying them of the January 17, 2006 Council meeting

Park Development Options

- Option #1: Develop an 8.03 acre park in accordance with the Master Plan approved by Council on May 16, 2001. Cost approximately \$1.7 million
- Option #2: Per Dr. Roget's request and Parks & Rec Commission's recommendation, develop a more atypical or simple plan (e.g. "Vanilla" plan), consisting of 4.64 acres at a cost of about \$545,000. Surplus City-owned 3.39 acre parcel for sale
- Option #3: Leave parcel in "as is" condition and deed the 4.64 acre parcel to the Roget Family Trust. Surplus City-owned 3.39 acre parcel for sale

Note: It was respectfully requested by the Commission that in the event of any surplus property sale, the proceeds be used to either offset development costs of the park (e.g. Option #2), or in the case of Option #3, applied to another City park development (e.g. DeBenedetti Park).

Fiscal Impacts

- Parks and Recreation Mitigation Impact Fee account
- Department line item budget

CONCEPTUAL
MASTER PLAN

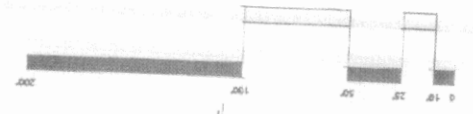
NOVEMBER 2000

CITY COUNCIL
APPROVED - MAY 16, 2001
2001 ESTIMATE: \$707,278.00

PRELIMINARY
ALTERNATE A

Roget Neighborhood Park

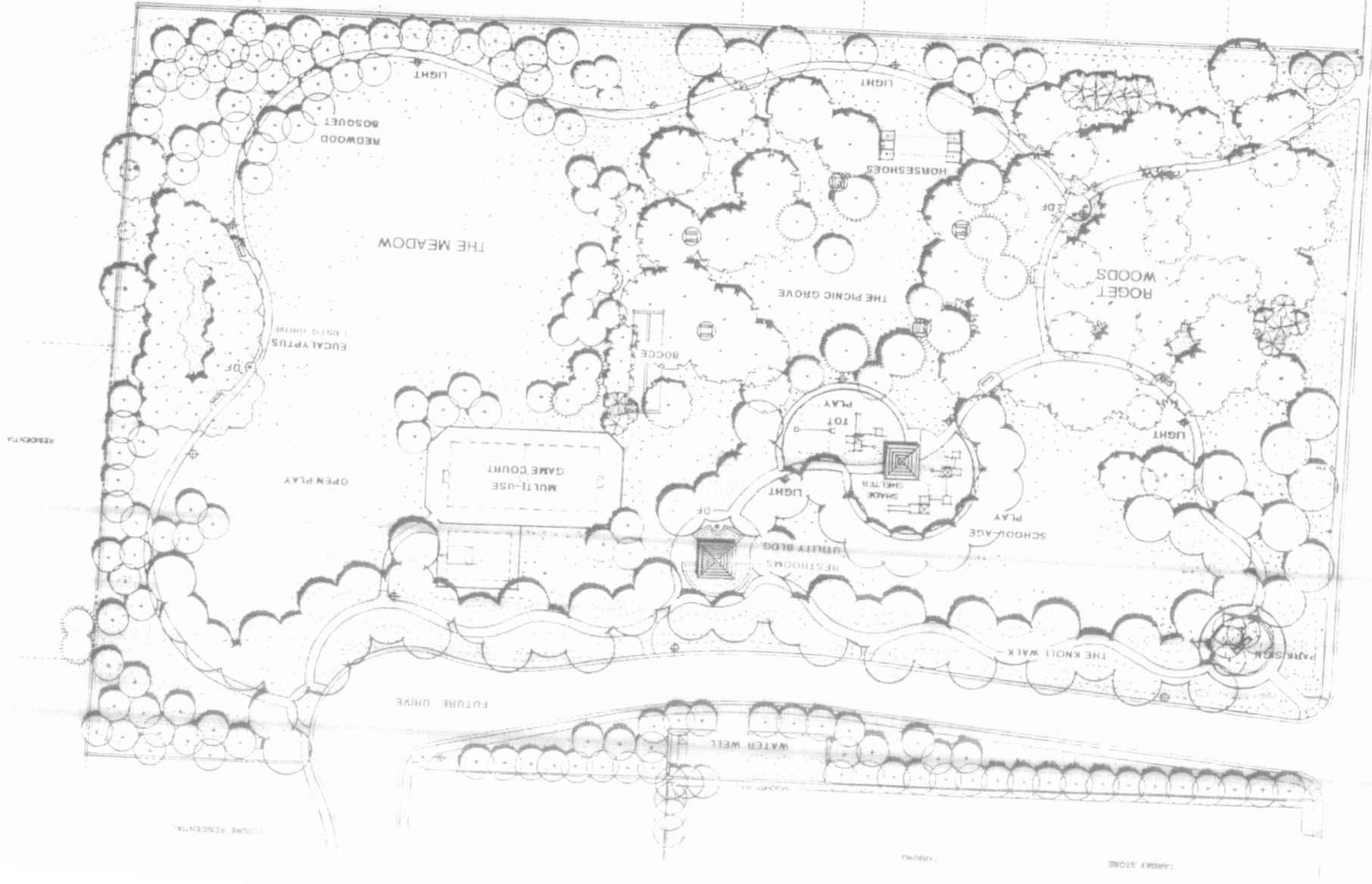
City of Lodi
Lawrence A. Nordstrom, ASLA Landscape Architect
California



NORTH

LOOK FIRST
MAZAMINE

TIENDA DRIVE



TIENDA DRIVE

TARGET RETAIL STORE

N

ELE. PANEL &
IRRIGATION EQUIP.

CITY OF LODI PARCEL
3.39 ACRES

8' WIDE
CONC. PATHWAY

PARK BENCH - TRASH RECEPTACLE
& LIGHT POLE
(10) - BENCHES
(8) - TRASH RECEPTACLES
(8) - LIGHT POLES W/ FIXTURES

WILD
FLOWERS

WILD
FLOWERS

NO MOW SOD

WILD
FLOWERS

PARK SIGN

ROGET PARK - PROPOSED SITE PLAN

CITY OF LODI



1000 S. STANFORD STREET
LODI, CA 93240
PHONE (209) 438-4141
FAX (209) 438-4141
WWW.CITYOFLODI.CA.GOV

ROGET PARK

TIENDA DRIVE

Site Plan